



ENSIS HOUSE
& COTTAGES



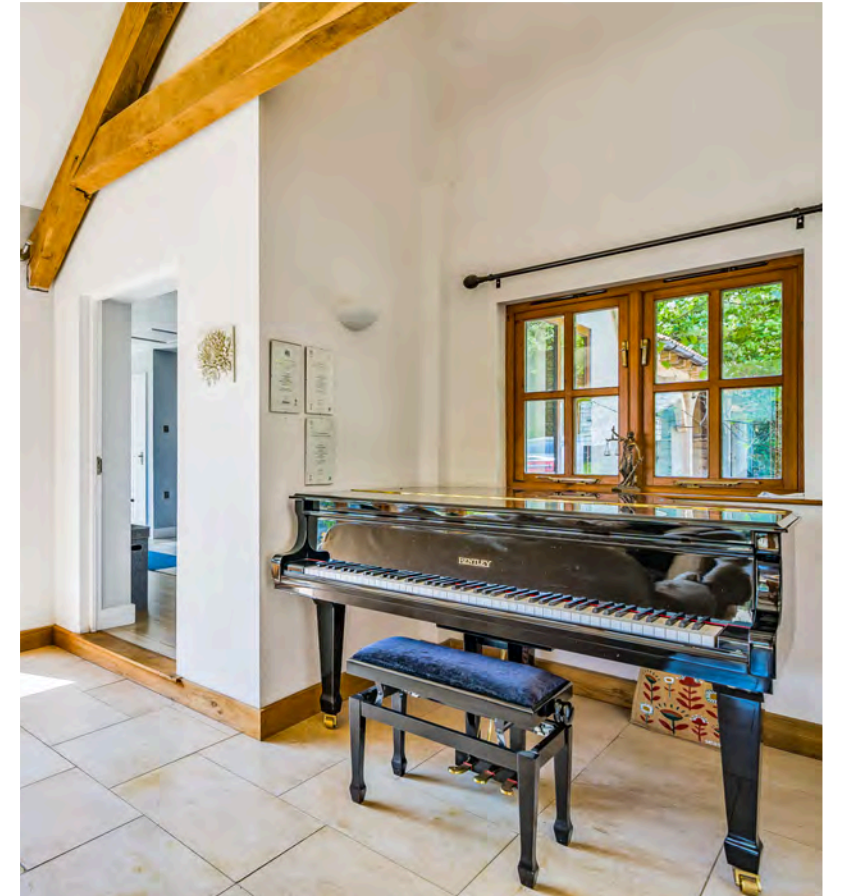
Set in over four acres of idyllic grounds on the outskirts of a tranquil North Devon hamlet, this Grade II listed, period farmhouse and its accompanying buildings present an exceptional opportunity to embrace a countryside lifestyle. Offering flexibility for multi-generational living, home-based businesses, or as an income-generating investment, this property is a rare find for those seeking country charm, character, and income possibilities for the future.

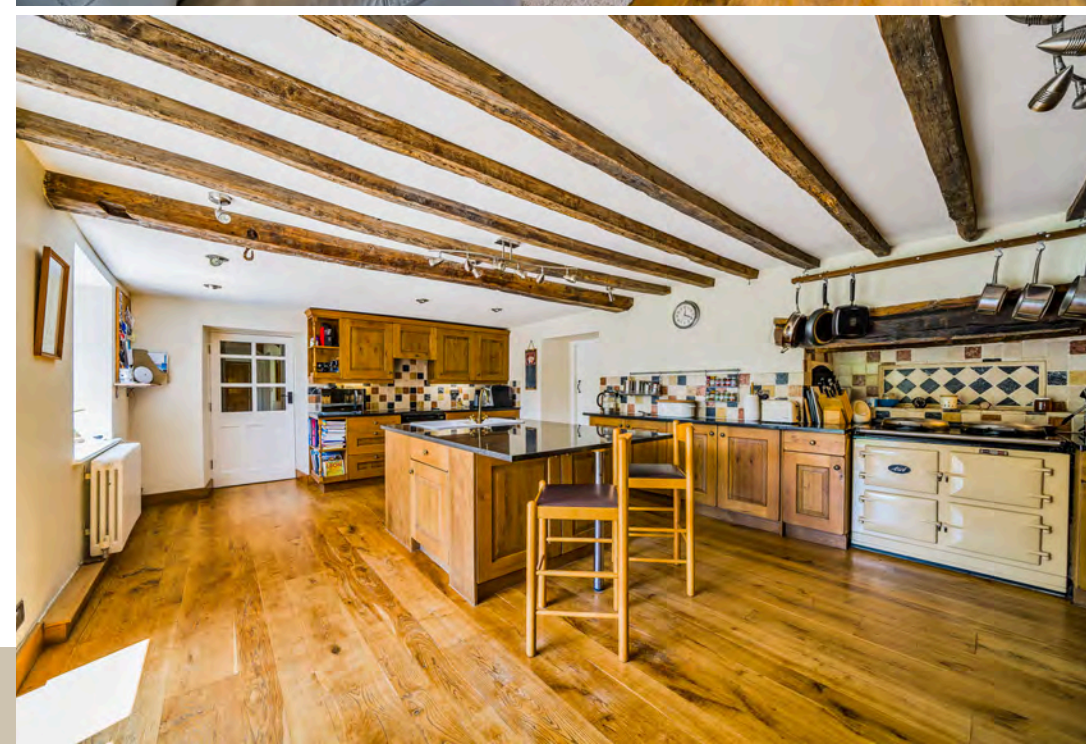




A WARM WELCOME

A home for family living and comfort, the farmhouse itself, dates back to the 17th century and is the epitome of historical charm combined with modern-day comfort.





Thoughtfully extended, it includes a choice of cosy living rooms, a country-style kitchen and two garden rooms to enhance its homely appeal.



FAMILY FREINDLY

The additional bedrooms and reception spaces provide plenty of room for family living, gatherings, and entertaining. A spacious ground-floor bedroom suite, ideal for relatives or as a private retreat, comes complete with a garden-view balcony.



“If you love to entertain this is a family home that you can turn into a social space easily”







FLEXIBLE POTENTIAL

Complementing the main farmhouse are Chestnut and Hazelnut Barn, two charming two-story cottages with their own gardens and parking. These have been rented on both holiday and a long-term tenancy basis, providing opportunities for immediate income or additional family accommodation.



The detached office barn, most recently used as an office space, offers potential for use as a home gym, yoga studio or for conversion into another residential dwelling or holiday let, subject to planning approval.



The former two-story stables have substantial potential to be developed into a modern stable block or as further useful accommodation/offices.



OUTDOOR LIVING

The property's grounds are a blend of formal gardens, sweeping lawns, with three paddocks, ideal for those with equestrian interests or for creating a hobby farm, glamping and more. The paddocks' level terrain is perfect for grazing or additional development, subject to planning.

The gardens offer secluded areas for outdoor dining, relaxation, and entertaining, while the orchard adds to the property's picturesque country charm.



OUT & ABOUT

Set within a quiet hamlet, this property offers a rare combination of countryside seclusion with easy access to North Devon's coastal and rural attractions.

From the stunning beaches at Woolacombe and Saunton to the rolling hills of Exmoor National Park, adventure and beauty are always close at hand.

The proximity to Barnstaple provides access to shopping, schools, and cultural amenities, while excellent transport links make this an accessible abode for those traveling to and from London or further afield.



ASK THE OWNERS:

Where do I go when I need...



The big shop?

Barnstaple is just under 6 miles away and has a selection of national supermarkets and local shops



Day out with the family?

RHS Garden Rosemoor - Great for couples or the whole family. Lovely gardens, walks and events. Plant & gift shop plus on-site cafe or take a picnic



School?

There are a selection of primary and secondary schools within a 4 mile radius and two private schools also nearby.



Meeting friends?

Claytons and The Glasshouse in Barnstaple offer great cocktails and food and have an outside terrace.



Meal out?

The Rising Sun Inn at Umberleigh is a traditional riverside country pub and offers a range of British pub food and drink.

Barnstaple looking to the sea, with Portmore Golf Course in the foreground





FINER DETAILS

Home:

- Freehold - Majority stone and cob rendered buildings
- 5 Bedrooms, 3 bath/shower rooms in the main house
- Original building believed to be 17th century
- Grade II Listed
- Extended by current owners to create bedroom suite around 2009
- Office/Studio Barn converted around 2015 by the current owners
- Two cottages with gardens and private entrance
- Cottages with holiday let consent and residential let potential

Grounds and Location:

- Over 4 acres of land and south facing gardens
- Main house with private driveway and timber framed double car port
- Large store/tack room
- Cottages with separate driveway and parking
- Two storey former stable building and yard with potential
- Good commuting links via train station to Exeter at Chapleton
- Good transport links via A377/A361 to M5/A39
- River Taw fishing just a few miles away
- Nearest sandy beach at Instow just under 8 miles away

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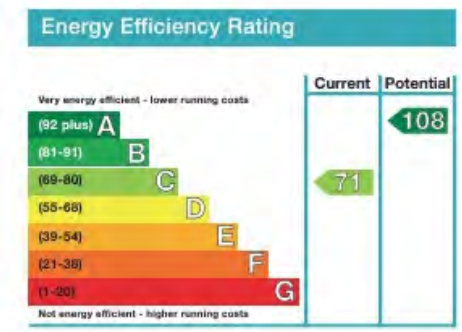
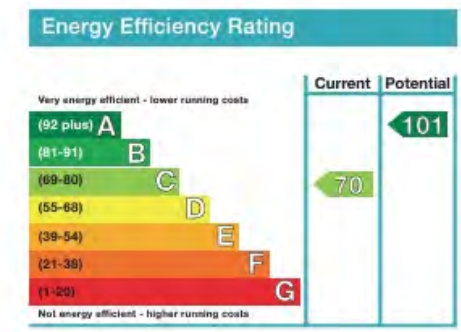
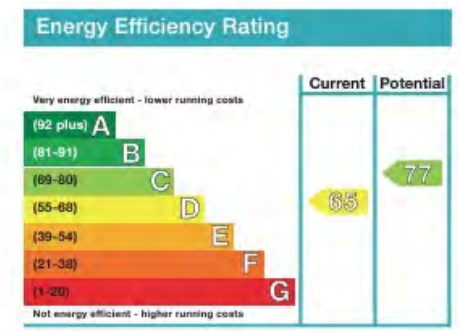
CHESTNUT COTTAGE

HAZELNUT COTTAGE



Contact Nic Chbat
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See Nic's Video Tour



Services:

- Oil-fired central heating
- Office/studio barn electric heating
- Mains water and electricity
- Private drainage
- Superfast broadband available
- Solar panels provide electricity and income from the National Grid

